

**PB# 87-75**

**Mobil Oil**

**9-1-71 & 72**



*Mobil Oil*

## General Receipt

9615

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

*Dec. 25* 19 *88*

Received of *Oil-Box Steel Buildings, Inc.* \$ *100.<sup>00</sup>/<sub>xx</sub>*

*One Hundred and* *00* *100* DOLLARS

For *Site Planning Board App. Fee - 87-75*

DISTRIBUTION

FUND	CODE	AMOUNT
<i>CR # 7709</i>		<i>\$ 100.<sup>00</sup></i>

By *Pauline M. Townsend*  
*ES*

## General Receipt

9448

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

*December 2* 19 *87*

Received of *Mobil Oil* \$ *25.00*

*Twenty-five and 00/100* DOLLARS

For *Site Plan Fee (# 87-75)*

DISTRIBUTION

FUND	CODE	AMOUNT
<i>Cash</i>		<i>\$ 25.00</i>

By *Pauline M. Townsend*  
*TC*

*Town Clerk*  
Title

236-7900  
John O'Brien

TOWN OF NEW WINDSOR  
BUREAU OF FIRE PREVENTION  
SITE PLAN REVIEW FORM

PLANNING BOARD

REFERENCE NUMBER: 87-75

FIRE BUREAU

REFERENCE NUMBER: 88-01

SITE PLAN FOR: Mobil Oil Corporation

ADDRESS: River Road, New Windsor, New York 12550

The aforementioned site plan or map was reviewed by the BUREAU OF FIRE PREVENTION at a meeting held on 19 January 19 88.

☒ The site plan or map was approved by the BUREAU OF FIRE PREVENTION.

☐ The site plan or map was disapproved by the BUREAU OF FIRE PREVENTION for the following reason(s).

SIGNED: Stephen W. [Signature]

87-75



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

## TOWN OF NEW WINDSOR PLANNING BOARD

### CHECKLIST FOR COMPLETE SUBMITTALS AND ROUTING CHECKLIST

PROJECT NAME: Mobil Oil Cooperation  
PROJECT NUMBER: 87-75

Completed Application Form	<input checked="" type="checkbox"/>
Notarized Endorsement on Application	<input checked="" type="checkbox"/>
Application Fee	<input checked="" type="checkbox"/>
Proxy Statement	<input checked="" type="checkbox"/>
Environmental Assessment Form	<input checked="" type="checkbox"/>
Completed Checklist	<input checked="" type="checkbox"/>
Fourteen (14) Sets of Submittal Plans	<input checked="" type="checkbox"/>

### ROUTING PROCEDURE

Copies of the submitted plan should be sent to the following Departments.

Sewer Department	_____	Building Inspector	_____
Planning Board Engineer	_____	Water Department	_____
Orange County Planning*	_____	Highway Department	_____
Bureau of Fire Prevention	_____	NYSDOT*	_____

In addition copies of the following should be sent to the Planning Board Engineer:

Application	_____	EAF	_____
Submittal Checklist	_____	Dept. Review	_____

\* O/C Planning and DOT as required.

12-9-87

MOBILE OIL SITE PLAN

Mr. John O'Brien from Dupon Steele, the contractor for this project came before the Board.

Mr. O'Brien: If I could start explaining what the purpose of the small building are used for. We are intending to replace two buildings, one houses a compressor and one is storage. When we take down the two buildings we will be building up two buildings to beautify the area. What we are dealing with now are buildings that were built in the 20's and they are basically shanties much like the picture behind you. So anything we do there would be an upgrade of that area. The small building which is on the east or the west side of River Road would house a compressor that is used to fill the tires in the trucks once they are leaving the terminal. Building number 1 and that would be a ten by twelve building and that is replacing an existing shack that is basically falling down. The second building which is on the east side of River Road is a six by thirty which is replacing an existing building and that will be used to house a little speed boat used for pollution control. And in no cases does this have anything to do with marking septic water or anything just replacing two small existing prefabricated buildings.

Mr. Roness: That compressor that is an air compressor?

Mr. O'Brien: Yes.

Mr. Scheible: And the type of construction in that case?

Mr. O'Brien: Pre-engineered building they are insulated, they are designed for 40 pounds snow load, 90 mile an hour wind load.

Mr. Reynolds: What is the foundation?

Mr. O'Brien: The small 10 by 11 on reinforced floating slab, the other foundation is a full poured concrete foundation, four foot of frost protection reinforced. This is as you no zoned PI I believe both buildings fall within the confines of the fence and may be naive on my part I thought that this may be since we are replacing two structures could simplified to some degree. I had ordered the buildings because of the price increase and they will be in in two weeks. I was wondering if there is anything that could be done since we are replacing two buildings and upgraded the area.

Mr. Scheible: I think they are upgrading the standards of the building and it is not that they are --just one building is a little bit larger than the other. Do you see any engineering problems Mark?

Mr. Edsall: I agree with you they are replacing two buildings with more quality building. And it looks as if they are pretty much comparable sizes.

Mr. O'Brien: Fairly.

Mr. Schiefer: My original comment I see no reason to object to this. I make a motion we approved the Mobil Oil Site Plan.

Mr. Jones: I will second that.

Mr. Reynolds: I have some questions before we approve it. I am in favor of all this but what about on any plan that we approve don't we have to have the fire department?

Mr. Babcock: We don't have anything since this is a pre-submission we wouldn't sent it out until you guys had seen it first.

Mr. Reynolds: Aren't we supposed to have it as part of the package?

Mr. Babcock: Yes.

Mr. Mc Carville: I have another point as well we have a side yard varaince possibly needed over on the southerly corner. The previous building would appear to be 15 foot off the lot line where the new building would be 13 foot. Where you are requirement is 15.

Mr. O'Brien: If I were to turn the building so I wouldn't go past the existing line that would rectify the problem?

Mr. Mc Carville: Yes. I believe it is 15.

Mr. Edsall: It may be we are going to have to see, that is an accessory use it

may be a lesser value. That is what our building inspector is finding out now.

Mr. Schiefer: Do we need fire department approval? If we do I will recind it.

Mr. Rones: I will let you know.

Mr. Babcock: Accessory buidings such buildings shall be set back ten feet from any lot line.

Mr. Scheible: You are fine here, leave it the way it is.

Mr. Babcock: One situation for the fire prevention bureau is that when you have a building like that and this is what I discussed with the applicant one time before is that what they want to do is they want to know what is being housed in the building and one of these plans go usually to the fire chief of whatever district it is in so if there is a case of a fire they'd like to know what is in them before they go in and fight a fire. I have no problem with the plan if they built the same size building. He wouldn't have to be here since he enlarged and relocated somewhat that is why he is here because it is a modification of a site plan.

Mr. Schiefer: If there is any way he can approve it I'd still let it stand.

Mr. Mc Carville: Simply approve the plan with the changes that they indicated on the map both storage and compressor building and then submit the plans to the fire department and get their comments back before we stamp them.

Mr. Babcock: If you want to do that I will make sure that the fire bureau gets a copy before Mr. Jones signs it. We will make sure they are satisfied.

Mr. Jones: I will second the motion.

Mr. Mc Carville: I make a motion that we take lead agency in relation to the request of Mobil Oil Site plan.

At a meeting of the Town of New Windsor Planning Board held in the Town of New Windsor, Orange County New York on the 9th day of December, 1987 at 7:30 o'clock

RESOLUTION making a nagative declaration in the matter of Mobil Oil Site Plan in the Town of New Windsor, Orange County, New York.

WHEREAS, the Town of New Windsor Planning Board has assumed lead agency for the Mobil Oil Site Plan project located on River Road, Town of New Windsor, and

WHEREAS, the Town of New Windsor Planning Board has in its judgment, determined that the proposed project is an unlisted action as defined under Part 617 of the Environmental Conservation Law and is subject to the SEQRA review process, and

WHEREAS, the Town of New Windsor Planning Board has, in its judgment, and based upon the data in the submitted environmental assessment form prepared by or in behalf of the developer/subdivider and submitted to this Board and relying upon its accuracy and completeness, determined that the proposed project will not have a significant effect on the environment.

Mr. Jones: I will second that.



MR. MC CARVILLE	AYE
MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. REYNS	AYE
MR. JONES	AYE
MR. SCHEIBLE	AYE

Mr. O'Brien: I am under the impression we have approval from you?

Mr. Babcock: You have approval subject to the fire prevention bureau you won't get a building permit until they are happy and the plan is signed. I will deliver it they will review it, they meet I am not sure of the date of this month that they will meet because of the holidays, but as soon as they have no problem with the plan I will submit to Mr. Jones for signing once he signs it you can have your building permit.

Mr. O'Brien: Thank you.

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

ITEM

- |   |   |
|---|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title              | 29. <u>N/C</u> Curbing Locations                                    |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s)          | 30. <u>N/C</u> Curbing Through                                      |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es)      | Section   |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name    | 31. <u>N/C</u> Catch Basin Locations                                |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 32. <u>N/C</u> Catch Basin Through                                  |
| 6. <input checked="" type="checkbox"/> Drawing and Revision Dates   | Section   |
| 7. <input checked="" type="checkbox"/> 4"x2" Box for Approval       | 33. <u>N/C</u> Storm Drainage                                       |
| Stamp.  | 34. <u>N/C</u> Refuse Storage                                       |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET               | 35. <u>N/C</u> Other Outdoor Storage                                |
| 9. <input type="checkbox"/> Site Designation                        | 36. <u>N/C</u> Area Lighting  |
| 10. <input type="checkbox"/> Properties Within 500 Feet             | 37. <u>N/C</u> Sanitary Disposal Sys.                               |
| of Site   |   |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10)  | 38. <u>EAST</u> Water Supply/Fire                                   |
|   | Hydrants  |
| 12. <input checked="" type="checkbox"/> PLOT PLAN                   | 39. <input checked="" type="checkbox"/> Building Locations          |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser)  | 40. <input checked="" type="checkbox"/> Building Setbacks           |
| 14. <input checked="" type="checkbox"/> Metes and Bounds            | 41. <input checked="" type="checkbox"/> Front Building              |
| 15. <input checked="" type="checkbox"/> Zoning Designation          | Elevations  |
| 16. <input checked="" type="checkbox"/> North Arrow                 | 42. <input type="checkbox"/> Divisions of Occupancy                 |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners    | 43. <u>N/A</u> Sign Details   |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 44. <input type="checkbox"/> BULK TABLE INSET                       |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas        | 45. <input type="checkbox"/> Property Area (Nearest                 |
| 20. <u>N/C</u> Existing Vegetation                                  | 100 sq. ft.)  |
| 21. <u>N/C</u> Existing Access & Egress                             | 46. <input checked="" type="checkbox"/> Building Coverage (sq.      |
|   | ft.)  |
| <u>PROPOSED IMPROVEMENTS</u>  | 47. <input type="checkbox"/> Building Coverage (%<br>of Total Area) |
| 22. <u>N/C</u> Landscaping  | 48. <input type="checkbox"/> Pavement Coverage (Sq.                 |
| 23. <u>N/C</u> Exterior Lighting                                    | Ft.)  |
| 24. <u>N/C</u> Screening  | 49. <input type="checkbox"/> Pavement Coverage (%<br>of Total Area) |
| 25. <u>N/C</u> Access & Egress                                      | 50. <input type="checkbox"/> Open Space (Sq. Ft.)                   |
| 26. <u>N/C</u> Parking Areas  | 51. <input type="checkbox"/> Open Space (% of Total<br>Area)        |
| 27. <u>N/C</u> Loading Areas  | 52. <u>N/C</u> No. of Parking Spaces<br>Proposed.                   |
| 28. <u>N/C</u> Paving Details<br>(Items 25-27)                      | 53. <u>N/C</u> No. of Parking<br>Required.                          |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: \_\_\_\_\_

Licensed Professional

Rev. 3-87

Date: \_\_\_\_\_

12/7/87

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

M.M. MOBARAK, PE., deposes and says that he  
resides at MOBIL OIL CORP. 20 RIVER RD. NEWBURGH, NY.  
(Owner's Address)

in the County of ORANGE.

and State of NEW York

and that he is the owner in fee of MOBIL OIL CORP.

which is the premises described in the foregoing application and  
that he has authorized Wm. B. O'Brien ("Tulpen. Steel")  
to make the foregoing application as described therein.

Date: Dec. 2, 1987

M. Mobarak  
(Owner's Signature)

Pauline G. Townsend  
(Witness' Signature)

PAULINE G. TOWNSEND  
Notary Public, State of New York  
No. 4643692  
Appointed in Orange County  
My commission expires Mar 30, 1990

12/31/89

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE  
OR SUBDIVISION PLAN APPROVAL

1. Name of Project REPLACE (2) EXISTING PRE-FAB STORAGE BUILDINGS
2. Name of Applicant MOBIL OIL CORP. Phone 562-1164  
Address 20 RIVER ROAD NEWBURGH NY 12550  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record MOBIL OIL CORP. Phone 562-1164  
Address 20 RIVER RD. "PO. BOX 607" NEWBURGH NY 12550  
(Street No. & Name) (Post Office) (State) (Zip)  
DU-BEN STEEL BLDG FIVE
4. Person Preparing Plan USING EXISTING MOBIL SITE PLAN Phone 236-7900  
Address PO. BOX 608 MARLBOROUGH NY 12542  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the EAST BLDG #1 side of RIVER ROAD.  
BLDG #1 100' (Street)  
BLDG #2 76' feet (EAST BLDG #1) (WEST BLDG #2)  
(Direction)  
of 20 RIVER ROAD.  
(Street)
7. Acreage of Parcel 19.4 8. Zoning District \_\_\_\_\_
9. Tax Map Designation: Section 9 Block 1 Lot 71 & 72
10. This application is for REPLACEMENT of (2) EXISTING  
PRE-FAB. STORAGE BUILDINGS.
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? NO

If so, list Case No. and Name \_\_\_\_\_

12. List all contiguous holdings in the same ownership  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

M. M. MODAREK, PE. being duly sworn, deposes and says that he resides at MOBILE OIL CORP. 20 RIVER RD. in the County of ORANGE and State of NEW YORK and that he is (the owner in fee) of \_\_\_\_\_

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized JOHN KOBRIEN, ("DU-BEN STEEL") to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this \_\_\_\_\_

[Signature]  
(Owner's Signature)

2nd day of Dec. 1987

[Signature]  
(Applicant's Signature)

Pauline G. Townsend  
Notary Public

\_\_\_\_\_  
(Title)

PAULINE G. TOWNSEND  
Notary Public, State of New York  
No. 4643692  
Appointed in Orange County  
My commission expires Mar. 30, 1989  
12/31/89

REV. 3-87

## SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: REPLACE (2) EXISTING PREFAB. STORAGE BLDGS.

Location: MOBIL OIL CORP. 20 RIVER RD. NEWBURGH, NY

ID Number: \_\_\_\_\_

### INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

### ENVIRONMENTAL ASSESSMENT

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### FOR AGENCY USE ONLY

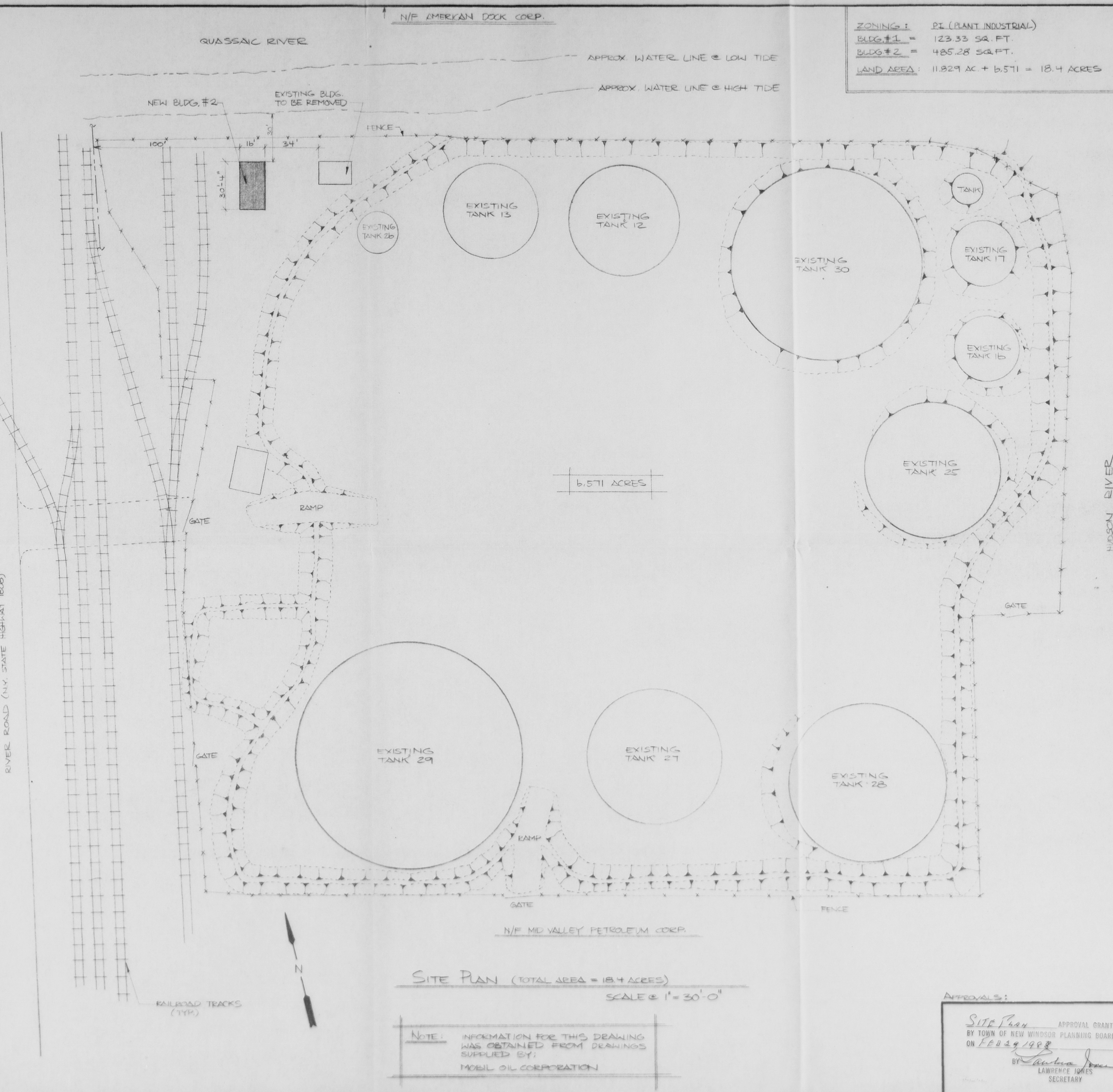
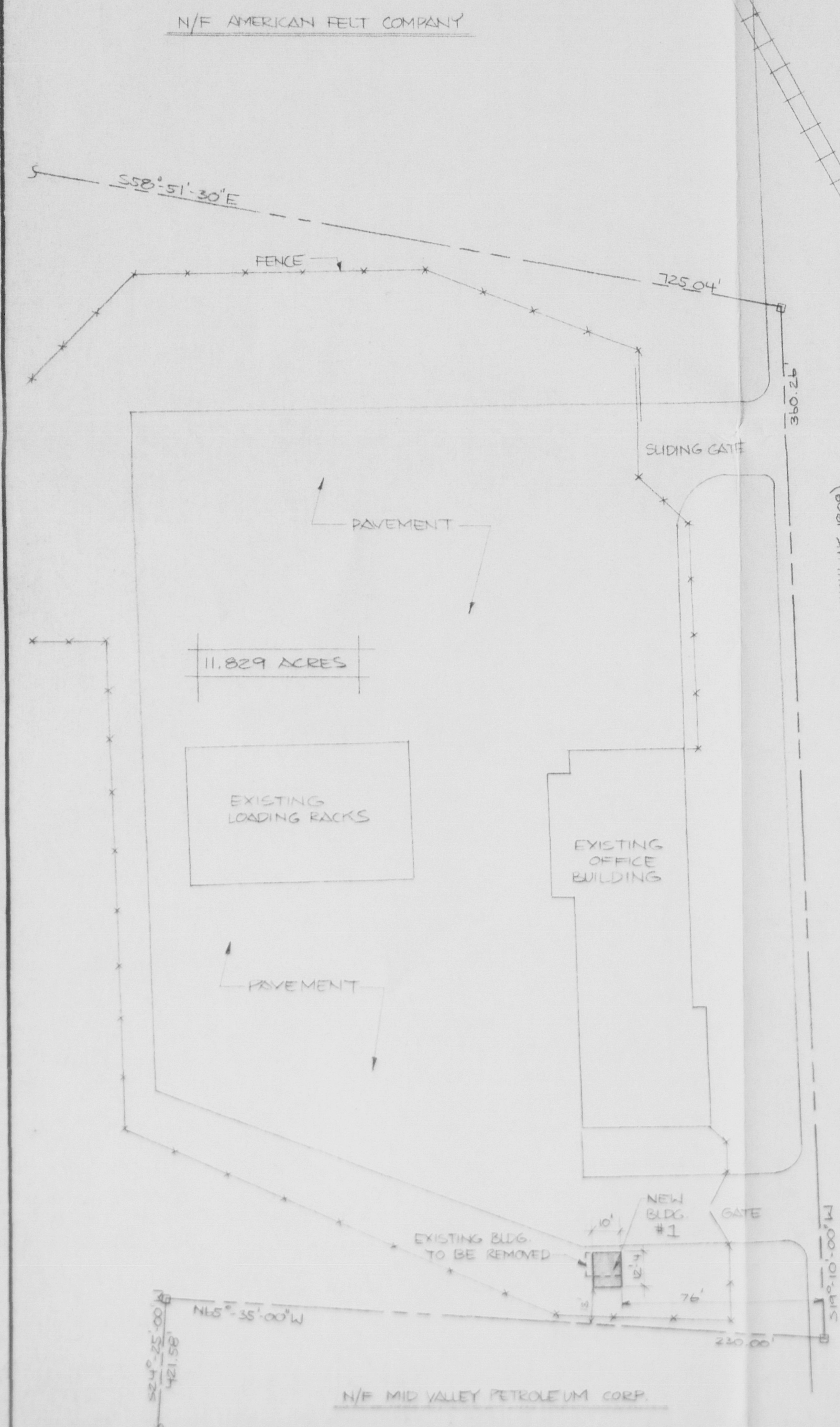
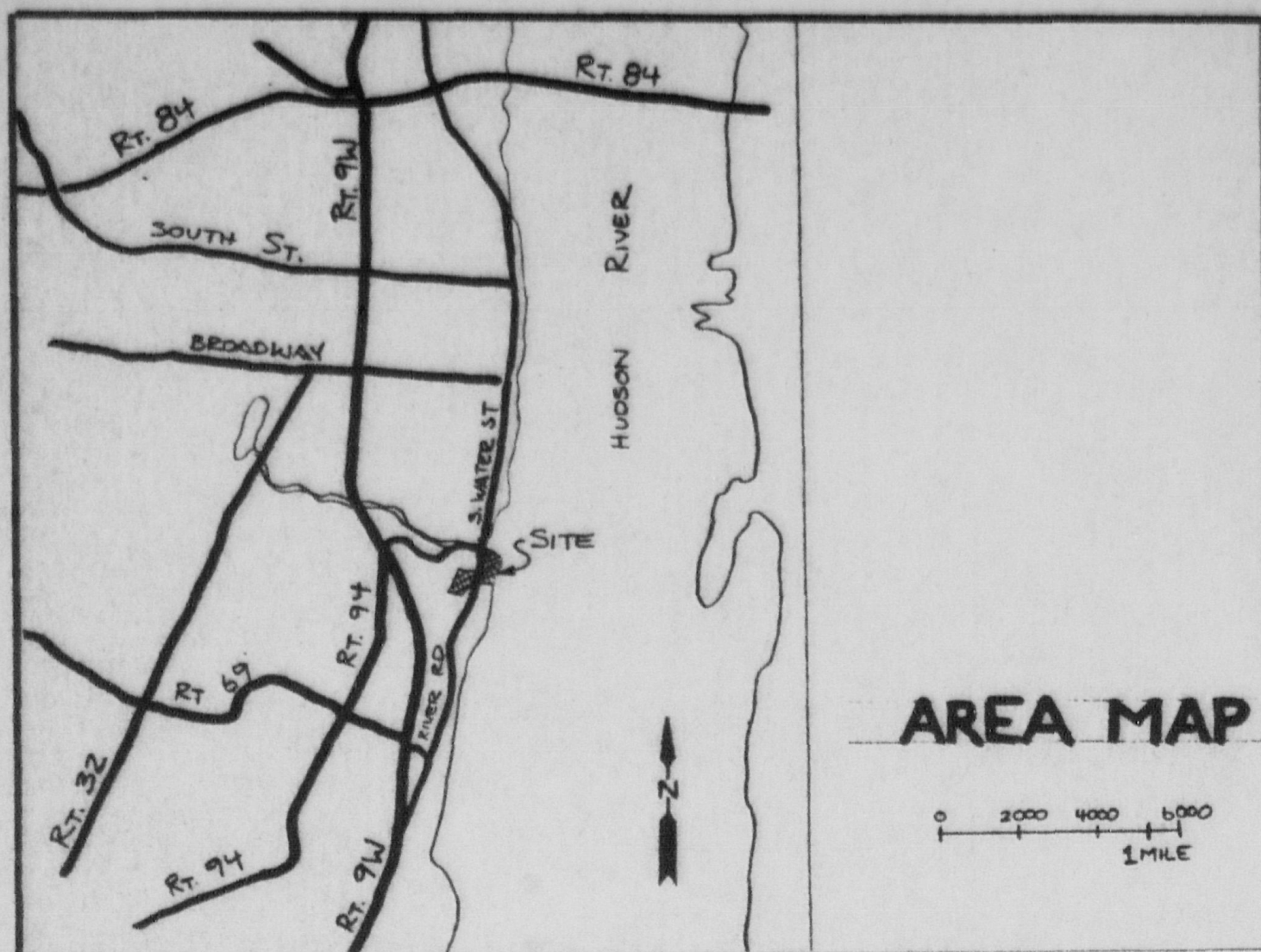
Preparer's Signature: \_\_\_\_\_

Date: 12/2/87

Preparer's Title: \_\_\_\_\_

Agency: \_\_\_\_\_





ZONING: PI (PLANT INDUSTRIAL)  
 BLDG. #1 = 123.33 SQ. FT.  
 BLDG. #2 = 485.28 SQ. FT.  
 LAND AREA: 11.829 AC. + 6.571 = 18.4 ACRES

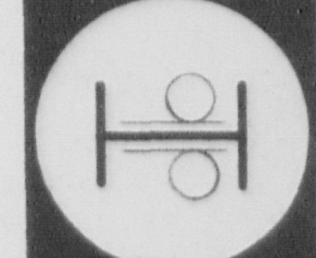
SITE PLAN (TOTAL AREA = 18.4 ACRES)  
 SCALE @ 1" = 30'-0"

NOTE: INFORMATION FOR THIS DRAWING WAS OBTAINED FROM DRAWINGS SUPPLIED BY: MOBILE OIL CORPORATION

APPROVALS:  
 SITE Plan APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON FEB 29 1988  
 BY Lawrence Jones SECRETARY

REVISIONS

Du-REN STEEL BUILDINGS, INC.  
 P.O. BOX 68 MARLBORO, NY 12542  
 914-236-7900  
 DRAWN BY GJM 12/3/87



MOBILE OIL CORPORATION  
 20 ENER ROAD, NEWBURGH, NY 12550

SHEET # S-1 OF 1 JOB #87-12